



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Hearing to consider the Planning Commission's recommendation that the City Council adopt a Prezone requested by Oliver Tecklenburg and William Beckman for the properties located at 5215 & 5333 E. Kettleman Lane. The requested Prezoning is from AU-20, Agriculture Urban Reserve to U-H, Unclassified Holding District and to initiate annexation of the property into the City of Lodi.

MEETING DATE: October 20, 1999

PREPARED BY: Community Development Director

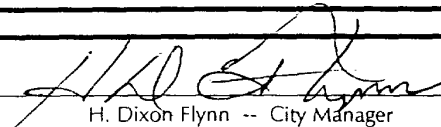
RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the recommendation of the Planning Commission to adopt Prezoning and initiate annexation of the property as stated above.

BACKGROUND INFORMATION: The request of Oliver Tecklenburg and William T. Beckman is the first step in the annexation process. The nine (9) acre parcel and the 18 acre parcel are adjacent to each other at 5215 and 5333 East Kettleman Lane, and are directly-adjacent to the existing City boundaries. When the General Plan was adopted by the City Council in 1991, several blocks of land in the industrial corridor east of Highway 99 within the sphere of the General Plan, including the subject properties, were designated LI, Light Industrial. Therefore, no General Plan Amendment is necessary, only the Prezoning.

On September 22, the Planning Commission held a Public Hearing to consider the request. Subsequent to staff's presentation, there were several questions from the Commission about the annexation and its implications on development in this area. In response, Director Bartlam provided some insight about the overall development of the industrial area east of Highway 99 as well the potential for locating a business park in this area. Commissioners also asked for more detail and clarification about what is and is not allowed in the U-H, Unclassified Holding District. Following this question and answer period, the Commission approved a recommendation to the Council for the Prezoning from A-U, Agricultural Urban Reserve to U-H, Unclassified Holding. This recommendation also comes with a request to begin the annexation proceedings.

Staff feels that annexation of the two subject properties makes sense from a Planning perspective. While there are no plans for development at this time, the properties are contiguous to existing City boundaries. The City has anticipated adding this land to the City as evidenced by the City General Plan designation of LI Light Industrial on these properties, which is already in place. Furthermore, the City is prepared to provide services such as water and sewer to this location. However, we do have reservations about opening the door at this time for development without any foreknowledge about what may take place. In order to maintain a comfortable level of control over development that may occur here, we are recommending the U-H, Unclassified Holding District zoning be placed on the land at this time.

APPROVED: _____


H. Dixon Flynn -- City Manager

The U-H, Unclassified Holding District, Section 17.54.020 (B) of the Zoning Ordinance reads,
"This district designates land to be held in an agricultural, non-urban state as reserve for future uses. Land will be held in this district until a need for the land exists, at which time it will be developed in a manner pending proper timing for the economical provision of utilities, major streets, and other facilities."

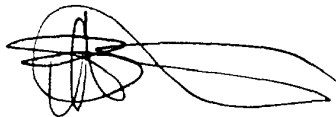
Section 17.54 goes on to list the following permitted uses in the U-H zone, as follows;

- A. Single family dwellings...each lot being a minimum of twenty acres;
- B. Farms and ranches....
- C. Farms and ranches for the grazing of cattle, sheep, or horses...provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or other prohibited use;
- D. Public recreation and parks areas.

Several other conditional uses are permitted in the U-H zone which are in one way or another accessory or related uses to those listed above. Such conditional uses are supportive of or tied to either agriculture, livestock, or recreational uses. In addition, buildings and uses of an administrative, educational, religious, cultural, or public service type similar to those allowed in an R-1 zone with a Use Permit are allowed in the U-H district.

A major City Council project for the coming two (2) years is the development of a business park. Business parks are generally considered a higher end industrial development that is attractive to companies looking for an image conscious location. The City, in cooperation with the San Joaquin Partnership, believes the area located along Kettleman Lane east of Highway 99 is well suited for this type of development. Therefore, one of the tasks that has been given to our Zoning Code consultant is to develop a new zoning district that would accommodate this standard. It is anticipated once this work is complete, the property would be re-zoned to that district. While we do not like to generalize about the type of end user, it is rather common for high tech industries to want this increased level of development quality. Unfortunately, there are not any examples within the County; however, the Solano Business Park in Fairfield and Hacienda in Pleasanton, are along the lines envisioned. Since continued development of our industrial corridor on the east side of Highway 99 should be furthered by taking the subject properties into the City at this time, we favor the Annexation and Rezoning to U-H, Unclassified Holding District.

FUNDING: None required



Konradt Bartlam
Community Development Director

Prepared by: Eric Veerkamp, Associate Planner

EWV

Attachments



MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission
From: Community Development Department
Date: September 22, 1999
Subject: Request of Oliver Tecklenburg and William T. Beckman for a Rezoning from AU-20, Agriculture Urban Reserve to U-H, Unclassified Holding District, for the properties located at 5215 and 5333 East Kettleman Lane.

SUMMARY

The request of the applicants is the first step in the annexation process. The western parcel is 9 acres, and the east parcel is 18 acres. The properties are adjacent to each other at 5215 and 5333 East Kettleman Lane, and are directly adjacent to the existing City boundary. No firm plans for development exist at this time, so there are few details about any business or activity that may be located here in the future. The only request under consideration right now is the Rezoning and subsequent Annexation.

BACKGROUND

The land at this location has been farmed in the county for many years. When the General Plan was adopted by the City Council in 1991, several blocks of land in the industrial corridor east of Highway 99 within the sphere of the General Plan, including the subject properties, were designated LI, Light Industrial. According to Mr. Tecklenburg, the family has decided that the time is right to annex to the City, making the land available for urbanization.

ANALYSIS

With regard to the U-H, Unclassified Holding District, Section 17.54.020 (B) of the Zoning Ordinance states that "This district designates land to be held in an agricultural, non-urban state as reserve for future uses. Land will be held in this district until a need for the land exists, at which time it will be developed in a manner pending proper timing for the economical provision of utilities, major streets, and other facilities." This section of the Zoning Ordinance goes on to list the following permitted uses in the U-H zone, as follows;

- A. Single family dwellings...each lot being a minimum of twenty acres;
- B. Farms and ranches....
- C. Farms and ranches for the grazing of cattle, sheep, or horses...provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or other prohibited use;
- D. Public recreation and parks areas.

Several other conditional uses are permitted in the U-H zone which are in one way or another accessory or related uses to those listed above. Such conditional uses are supportive of or tied to either agriculture, livestock, or recreational uses. In addition, buildings and uses of an administrative, educational, religious, cultural, or public service type similar to those allowed in an R-1 zone with a Use Permit are allowed in the U-H district.

Staff feels that annexation of the two subject properties makes sense from a Planning perspective. While there are no plans for development at this time, the properties are contiguous to existing City boundaries. The City has anticipated adding this land to the City as evidenced by the City General Plan designation of LI Light Industrial on these properties, which is already in place. Furthermore, the City is prepared to provide services such as water and sewer to this location.

However, we do have reservations about opening the door at this time for development without any foreknowledge about what may take place here. In order to maintain a comfortable level of control over development that may occur here, we are recommending the U-H, Unclassified Holding District zoning be placed on the land at this time.

A major City Council project for the coming two (2) years is the development of a business park. Business parks are generally considered a higher end industrial development that is attractive to companies looking for an image conscious location. The City, in cooperation with the San Joaquin Partnership, believes the area located along Kettleman Lane east of Highway 99 is well suited for this type of development. Therefore, one of the tasks that has been given to our Zoning Code consultant is to develop a new zoning district that would accommodate this standard. It is anticipated once this work is complete, the property would be re-zoned to that district.

While we do not like to generalize about the type of end user, it is rather common for high tech industries to want this increased level of development quality. Unfortunately, there are not any examples within the County; however, the Solano Business Park in Fairfield and Hacienda in Pleasanton, are along the lines envisioned.

Since continued development of our industrial corridor on the east side of Highway 99 should be furthered by taking the subject properties into the City at this time, we favor the Annexation and Rezoning to U-H, Unclassified Holding District.

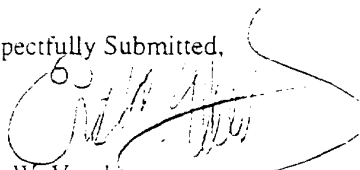
RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for adoption of the Request of Oliver Tecklenburg and William T. Beckman for a Rezoning from AU-20, Agriculture Urban Reserve to U-H, Unclassified Holding District, for the properties located at 5215 and 5333 East Kettleman Lane, subject to the conditions on the attached Resolutions.

ALTERNATIVE PLANNING COMMISSION ACTIONS

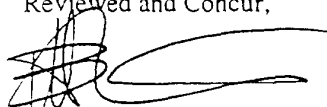
- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

Respectfully Submitted,


Eric W. Veerkamp
Associate Planner

EWV

Reviewed and Concur,


Konradt Bartlam
Community Development Director

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: September 22, 1999

APPLICATION NO'S: Annexation for Oliver Tecklenburg and William T. Beckman, Rezone No. Z-99-03.

REQUEST: Request of Oliver Tecklenburg and William T. Beckman for a Rezoning from AU-20, Agriculture Urban Reserve to U-H, Unclassified Holding District.

LOCATION: 5215 and 5333 East Kettleman Lane; parcel no's. 049-070-25, and 049-070-24.

APPLICANT: William T. Beckman
107 North Avena
Lodi, CA 95240

OWNER: same

Site Characteristics: The rectangular shaped parcels at 5215 and 5333 East Kettleman Lane are nine (9) acres and 18 acres respectively. Both parcels together have a frontage on Kettleman Lane totaling roughly 850 feet and extend north approximately 1,300 feet to the existing City limits. Both parcels have flat topography with no remarkable visual attributes. The parcel at 5333 Kettleman Lane does contain four detached farmhouses and related outbuildings fronting onto Kettleman Lane. The remainder of this piece to the north and to the east contains a cherry orchard. The west parcel, at 5215 Kettleman Lane, is an open dirt field containing no structures or other improvements.

General Plan Designation: LI, Light Industrial

Zoning Designations: AU-20, Agricultural Urban Reserve (San Joaquin County zoning designation)

Property Size: Nine (9) acres and 18 acres for a total of 27 acres.

Adjacent Zoning and Land Use:

North: M-1, Light Industrial. To the north of the project site is industrial land within the City currently the site of industrial warehouse buildings on Vine and Guild Streets.

South: AG-40, General Agriculture. Adjacent on the south, across Kettleman Lane, is vineyard property with three farmhouses and related outbuildings fronting onto Kettleman Lane.

East: AU-20, Agricultural Urban Reserve. Adjacent on the east is a ranch home and farmland planted in grape vineyards.

West: M-1, Light Industrial. Adjacent on the west side of the property is farmland within the City limits planted in grape vineyards.

Neighborhood Characteristics:

This neighborhood is located in the extreme south east corner of the City. The industrial areas on the east side of Highway 99 have seen a lot of building activity in the past couple of years and the area continues to develop. In the most immediate vicinity are large warehouse uses and retail uses such as restaurants, a gas station, and an auto dealership.

ENVIRONMENTAL ASSESSMENTS:

Negative Declaration ND-99-04 has been prepared in accordance with CEQA. This document adequately addresses possible adverse environmental effects of this project. No significant impacts are anticipated.

PUBLIC HEARING NOTICE:

Legal Notice for the General Plan Amendment and Rezone and was published on September 11, 1999. A total of 14 notices were sent to all property owners of record within a 300-foot radius of the subject property.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval to the City Council for adoption of the request of Oliver Tecklenburg and William T. Beckman for a Rezoning from AU-20, Agriculture Urban Reserve to U-H, Unclassified Holding District, for the properties located at 5215 and 5333 East Kettleman Lane. The recommendations shall be subject to the conditions listed in the attached resolutions.

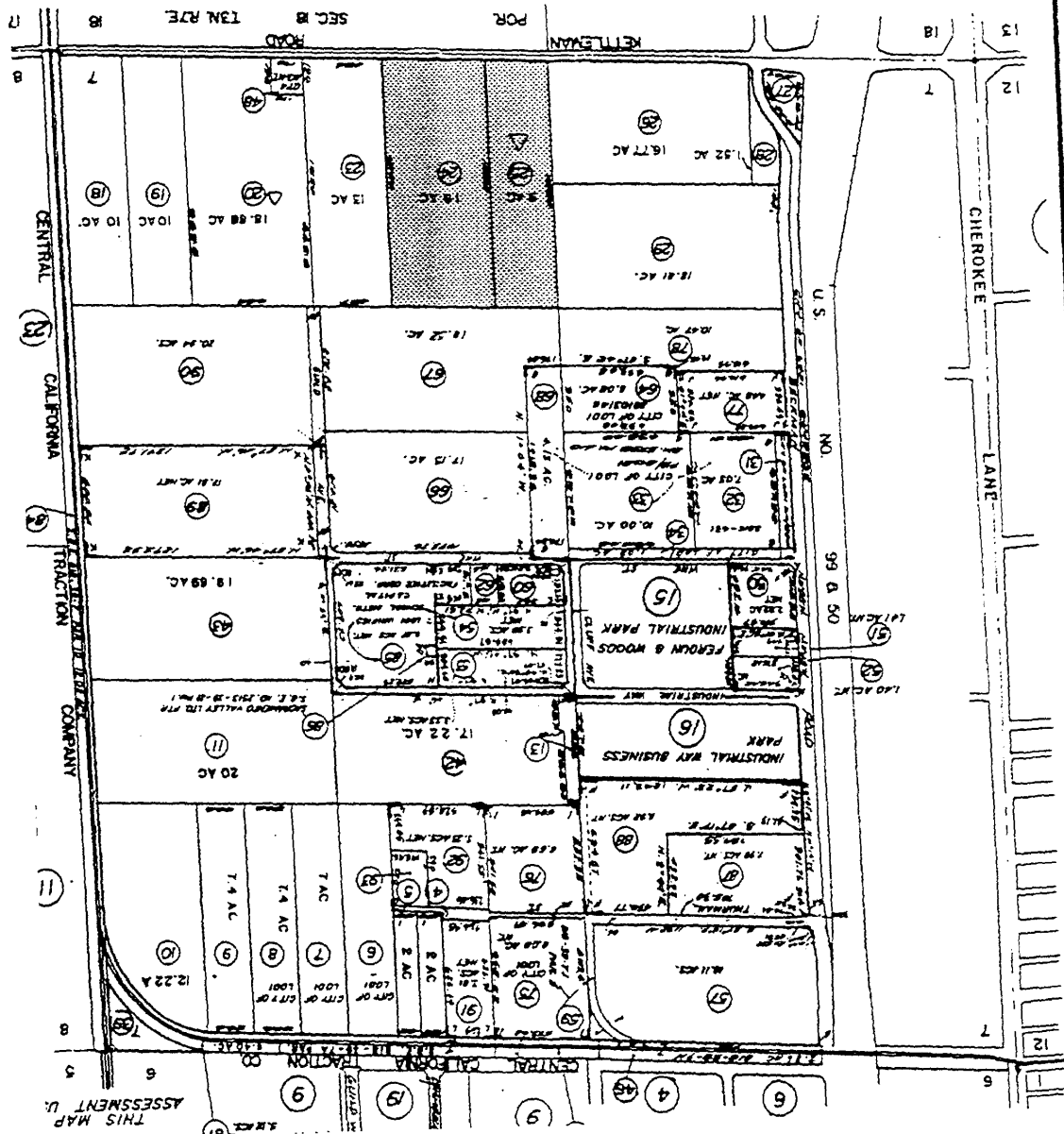
ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

ATTACHMENTS:

1. Vicinity Map
2. Negative Declaration
3. Draft Resolutions

80-66-2



RESOLUTION NO. P.C. 99-41

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
RECOMMENDING APPROVAL TO THE CITY COUNCIL THE REQUEST OF OLIVER
TECKLENBURG AND WILLIAM T. BECKMAN FOR A PREZONING FROM AU-20,
AGRICULTURAL URBAN RESERVE TO U-H, UNCLASSIFIED HOLDING DISTRICT,
FOR THE PROPERTIES LOCATED AT 5215 AND 5333 EAST KETTLEMAN LANE,
ASSESSOR'S PARCEL NO'S. 049-070-25 AND 24**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested General Plan Land Use Amendment in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments:

WHEREAS, the property is located at 5215 and 5333 East Kettleman Lane, Assessor's Parcel No's. 049-070-25, and 24;

WHEREAS, the project proponent is Oliver Tecklenburg and William T. Beckman, 14860 North Wells Lane, Lodi, CA 95240;

WHEREAS, the property has a Zoning designation (county) of AU-20, Agricultural Urban Reserve;

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-99-04 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in this Resolution.
2. It is found that the area to be Prezoned are the parcels located at 5215 and 5333 East Kettleman Lane, Assessor's Parcel No's. 049-070-25, and 24.
3. It is found that Prezoning this property is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.
4. The Planning Commission of the City of Lodi hereby recommends approval of the Prezoning of the parcels located at 5215 and 5333 East Kettleman Lane, Assessor's Parcel No's. 049-070-25, and 24 to the City Council of the City of Lodi, subject to the following additional conditions;
The conditions listed below will be required at the time of development of the subject parcels.
 - a) Design and installation of all public utilities and street necessary to serve the parcels in accordance with City Master Plans including the following "off-site" improvements:
 - i) Expansion of C-Basin to serve the parcels;
 - ii) Installation of master storm drain trunk line along north parcel boundaries and northerly to C-Basin including outlet structure;
 - iii) Extension of all public utilities in Kettleman Lane;
 - iv) Extension of water and wastewater mains from north parcel boundaries westerly to Beckman Road.

Note that the developer may be eligible for reimbursement from others for the cost of certain improvements. It is the developer's responsibility to request reimbursement and submit the appropriate information per the Lodi Municipal Code §16.40.

- b) Dedication of street right-of-way as required by the City of Lodi.
- c) Dedication of public utility easements as required by the various utility companies and the City of Lodi.
- d) Payment of fees in conformance with the Public Works Fee and Service Charge Schedule. Fees to be paid shall be those in effect at the time of development.
- e) Abandonment/removal of wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes.

Dated: September 22, 1999

I hereby certify that Resolution No. 99-41 was passed and adopted by the Planning Commission of the City of Lodi at a continued meeting held on September 22, 1999, by the following vote:


AYES: Commissioners: Crabtree, Heinitz, McGladdery, Rasmussen, and Mattheis

NOES: Commissioners:

ABSENT: Commissioners: Borelli and Schmidt

ABSTAIN: Commissioners:

ATTEST:


Secretary, Planning Commission

ORDINANCE NO. 1682

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE
OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING THE PARCELS LOCATED AT 5215 AND 5333 E.
KETTLEMAN LANE (APN #049-070-25 AND 049-070-24) TO U-H,
UNCLASSIFIED HOLDING DISTRICT

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BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 5215 and 5333 E. Kettleman Lane (APN #049-070-25 and 049-070-24) is hereby prezoned as follows:

9-acre parcel and 18-acre parcel – U-H, Unclassified Holding District, as shown on the Vicinity Map, on file in the office of the City Clerk.

Section 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1999

KEITH LAND
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1682 was introduced at a regular meeting of the City Council of the City of Lodi held October 20, 1999 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1999 by the following vote:

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

Abstain: Council Members -

I further certify that Ordinance No. 1682 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form:

RANDALL A. HAYS
City Attorney

PROPOSED ZONING MAP

LEGEND

RESIDENTIAL ZONES:
 R-1 - SINGLE FAMILY
 R-2 - SINGLE FAMILY
 R-3 - LOW DENSITY
 R-4 - GARDEN APARTMENT
 R-5 - MEDIUM DENSITY (APARTMENT)
 R-6 - HIGH DENSITY (APARTMENT)
 R-7 - PLANNED DEVELOPMENT
 R-8 - SINGLE-FAMILY (EASTSIDE)

COMMERCIAL ZONES:
 C-1 - PROFESSIONAL OFFICE
 C-2 - PROFESSIONAL OFFICE (EASTSIDE)
 C-3 - BUSINESS
 C-4 - GENERAL
 C-5 - SHOPPING CENTER

OTHER ZONES:
 U-H - UNCLASSIFIED HOLDING
 F-P - FLOOD PLAIN
 PUB - PUBLIC

CHEROKEE LN

CHEROKEE LN

CHEROKEE LN

Hotel Rd.

Lloyd St.

Woodrow St.

Joaquin St.

Ana St.

Woodrow St.

Belores St.

World Ln.

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HWY 99

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HWY 99

HWY 99

Beckman Rd.

Beckman Rd.

Beckman Rd.

Beckman Rd.

Beckman Rd.

Industrial Wy.

Cluff Av.

Ving St.

M-1

C Basin

PUB

C-2

C-2

KETTLEMAN LN

M

M

Guild Av.

Guild Av.

KETTLEMAN LN

FROM (COUNTY) AU-20
TO (CITY) UH

RESOLUTION NO. 99-164

A RESOLUTION OF THE LODI CITY COUNCIL FOR APPLICATION TO
THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED TECKLENBURG/
BECKMAN ANNEXATION/REORGANIZATION, INCLUDING THE
DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA
PROPOSED FOR ANNEXATION TO THE CITY OF LODI

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WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of an area comprising of a 9-acre parcel and a 18-acre parcel more or less adjacent to the City limits located at 5215 and 5333 E. Kettleman Lane; and withdrawal of said 9-acre parcel and 18-acre parcel from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and Road District No. 4, located within the area to be annexed to the City of Lodi, (APN's 049-070-25 and 049-070-24), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and Road District No. 4 is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization; and

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;
- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence; and

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Tecklenburg/Beckman Reorganization" which includes annexation of a 9-acre parcel and a 18-acre parcel, more or less, and detachment from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and Road District No. 4, as described in Exhibit A attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: October 20, 1999

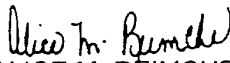
I hereby certify that Resolution No. 99-164 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 20, 1999 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi,
Pennino and Land (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


ALICE M. REIMCHE
City Clerk

Oliver Tecklenburg Annexation
5333 E. Kettleman Lane

EXHIBIT A

The East eighteen (18) acres of the following described tract:

Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Three (3) North, Range Seven (7) East, Mount Diablo Base and Meridian, and running thence Northerly along the West line of said Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township and Range as aforesaid, eighty (80) rods; thence at right angles Easterly fifty-four (54) rods; thence at right angles Southerly eighty (80) rods; thence at right angles Westerly fifty-four (54) rods to the point of beginning.

EXHIBIT A

William Beckman Annexation
5215 E. Kettleman

The real property located in the County of San Joaquin, State of California, described as follows:

The West 9 acres of the following described tract; Commencing at the Southwest corner of the Southeast Quarter of Section 7, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, and running thence Northerly along the West line of said Southeast Quarter of said Section 7, 80 rods, thence at right angles Easterly 54 rods; thence at right angles Southerly 80 rods; thence at right angles Westerly 54 rods to the point of beginning.



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 20, 1999

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, October 20, 1999 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Set Public Hearing for October 20, 1999 to consider Planning Commission's recommendation that the City Council adopt a Prezone requested by Oliver Tecklenburg and William Beckman for the property located at 5215 & 5333 East Kettleman Lane. The Prezoning request is from AU-20, Agriculture Urban Reserve to UH, Unclassified Holding District and to initiate annexation of the property into the City of Lodi.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

A handwritten signature in cursive script, reading "Alice M. Reimche".

Alice M. Reimche
City Clerk

Dated: October 6, 1999

Approved as to form:

A handwritten signature in cursive script, reading "Randall A. Hays".

Randall A. Hays
City Attorney



DECLARATION OF MAILING

**Set Public Hearing for 10/20/99 - Consider Planning Commission's
Recommendation that Council adopt a Prezone requested by Oliver Tecklenburg
and William Beckman for property at 5215 & 5333 East Kettleman Lane**

On October 7, 1999 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

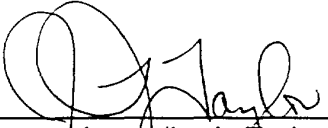
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 7, 1999, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE
CITY CLERK**



Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

OLIVER TECKLENBURG
ANNEXATION AND PREZONE

	FirstName	LastName	Address1	City	State	Postal Code
3.	Barbara	Craig	2150 Scherwood Avenue	Modesto	CA	95350
4.	GFLIP		920 S. Cherokee Lane, Suite A	Lodi	CA	95240
5.	Arthur and Lorene	Hoffman	2418 E. Woodbridge Road	Acampo	CA	95220
6.	Robert	Kelly	P.O. Box	Lodi	CA	95241
7.	Marvin	Hansen	5100 E. Kettleman Lane	Lodi	CA	95240
8.	Lester	Wagner	225 E. Kettleman Lane	Lodi	CA	95240
9.	Phillip	Lemons	5174 E. Kettleman Lane	Lodi	CA	95240
10.	James	Wafford	5200 E. Kettleman Lane	Lodi	CA	95240
11.	Georgia	Perlegos	2375 S. Cherokee Lane	Lodi	CA	95240
12.	Daniel	Corlett	5470 E. Kettleman Lane	Lodi	CA	95240